

In re:  
Ming Lie  
Ki Ki Lie  
Debtors

Case No. 18-11814-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 06, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 08, 2024:

Recip ID	Recipient Name and Address
db/jdb	+ Ming Lie, Ki Ki Lie, 2314 S. 21st Street, Philadelphia, PA 19145-3418

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 08, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 6, 2024 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. andrew.spivack@brockandscott.com, wbecf@brockandscott.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST brian+ecf@briannicholas.com bkgroup@kmlawgroup.com
JAMES A. PROSTKO	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. paeb@fedphe.com
JEREMY J. KOBESKI	on behalf of Creditor LSF10 Master Participation Trust jkobeski@grenenbirsic.com
JEROME B. BLANK	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. jblank@pincuslaw.com, mmorris@pincuslaw.com

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JEROME B. BLANK

on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST jblank@pincuslaw.com mmorris@pincuslaw.com

JEROME B. BLANK

on behalf of Creditor Ditech Financial LLC jblank@pincuslaw.com mmorris@pincuslaw.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KEVIN G. MCDONALD

on behalf of Creditor Ditech Financial LLC bkgroup@kmlawgroup.com

KEVIN G. MCDONALD

on behalf of Creditor DITECH FINANCIAL LLC bkgroup@kmlawgroup.com

LAUREN MOYER

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust bkecf@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST wbecf@brockandscott.com  
mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. wbecf@brockandscott.com,  
mario.hanyon@brockandscott.com

ROGER FAY

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust rfay@alaw.net, bkecf@milsteadlaw.com

THOMAS SONG

on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor DITECH FINANCIAL LLC tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

ZACHARY PERLICK

on behalf of Debtor Ming Lie Perlick@verizon.net pireland1@verizon.net;esquire.zacharyp.b123075@notify.bestcase.com

ZACHARY PERLICK

on behalf of Joint Debtor Ki Ki Lie Perlick@verizon.net pireland1@verizon.net;esquire.zacharyp.b123075@notify.bestcase.com

ZACHARY PERLICK

on behalf of Plaintiff Ki Ki Lie Perlick@verizon.net pireland1@verizon.net;esquire.zacharyp.b123075@notify.bestcase.com

ZACHARY PERLICK

on behalf of Plaintiff Ming Lie Perlick@verizon.net pireland1@verizon.net;esquire.zacharyp.b123075@notify.bestcase.com

TOTAL: 21

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: MING & KIKI LIE : Bankruptcy No. 18-11814MDC  
:   
:   
DEBTORS : CHAPTER 13

ORDER

AND NOW, this 6th day of March, 2024, upon  
consideration of the Debtor motion to avoid and cancel a  
judicial lien which impairs an exemption of the Debtor,

It is hereby ORDERED that said motion is GRANTED, and that  
the judicial lien held by HUB PROPERTIES TRUST in and on the  
Debtor real and personal property, including the judgment  
entered in Philadelphia County, Court of Common Pleas, docket  
number 150903062, is hereby avoided upon discharge of debtor's  
Chapter 13 case.

BY THE COURT:



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MAGDELINE D. COLEMAN  
CHIEF U.S. BANKRUPTCY JUDGE